

## GLOSSARY OF HOPE VI TERMS

**Accessibility:** All new construction of covered multifamily buildings must include certain features of accessible and adaptable design. Units covered are all those in buildings with four or more units and one or more elevators, and all ground floor units in buildings without elevators. The accessible design requirements are:

1. Accessible entrance on an accessible route
2. Accessible public and common use areas
3. Accessible doorways
4. Accessible routes into and through the unit
5. Accessible light switches, electrical outlets, and environmental controls
6. Reinforced walls in bathrooms
7. Usable kitchens and bathrooms

HUD encourages accessibility in for-sale units (5 percent for mobility impaired and 2 percent for hearing or vision disabilities) as well as multifamily rental units. More information on accessibility may be obtained from HUD's Home Page ([www.hud.gov/fairhsg1.html](http://www.hud.gov/fairhsg1.html)).

**Adaptability:** As defined by 24 CFR 8.3, the ability of certain elements of a dwelling unit, such as kitchen counters, sinks, and grab bars, to be added to, raised, lowered, or otherwise altered, to accommodate the needs of persons with or without handicaps, or to accommodate the needs of persons with different types or degrees of disability. For example, in a unit adaptable for a hearing-impaired person, the wiring for visible emergency alarms may be installed so that the unit can be made ready for occupancy by a hearing-impaired person. More information on adaptability may be obtained by calling HUD on (202) 708-2333 or the TTY telephone number, 1-800-877 8339 (Federal Information Relay Service).

**Annual Contributions Contract (ACC):** A contract (in the form prescribed by HUD) for loans and contributions, which may be in the form of grants, whereby HUD agrees to provide financial assistance and the PHA agrees to comply with HUD requirements for the development and operation of a public housing project.

**Acquisition Proposal:** A proposal to acquire land or land with improvements to be demolished. The proposal must meet the requirements of 24 CFR 941.303, and must be submitted to and approved by HUD before HOPE VI or other public housing funds may be used for acquisition of property. The Acquisition Proposal will include documentation of site control, zoning, appraisal, etc. To acquire land with improvements which will not be demolished, the Grantee must submit a Development Proposal in accordance with 24 CFR 941.303 (conventional development) or 24 CFR 941.606 (mixed-finance development).

**The Act:** The United States Housing Act of 1937 (42 U.S.C. 1437) as amended.

**AmeriCorps:** Grantees are encouraged to link their activities with AmeriCorps, a national service program engaging thousands of Americans on a full or part-time basis to help communities address their toughest challenges, while earning support for college, graduate school, or job training. For information about AmeriCorps, call the Corporation for National Service at (202) 606-5000, or visit the AmeriCorps website ([www.cns.gov/ameriCorps](http://www.cns.gov/ameriCorps)).

**Bridging the Digital Divide:** An initiative whose objective is to provide access to computers to low- and moderate-income families and children who do not have access and therefore may be disadvantaged with respect to education, work and training opportunities. HUD's Neighborhood Networks program (see below) is one initiative that incorporates education and job training opportunities.

**Capital Fund:** Public Housing Modernization programs (CIAP, Comp Grant) have been consolidated into the Capital Fund, which will distribute all funds to PHAs by formula.

**CDBG funds:** Community Development Block Grant funds. Funds awarded by HUD by formula to units of general local government and to states, which may then award a grant or loan to a PHA, partnership, or other entity for revitalization activities. CDBG funds may be granted to a non-profit and then loaned to a project's for-profit partnership. Information about the CDBG Program can be found on HUD's Home Page ([www.hud.gov/cpd/cpd/cpdprog.html](http://www.hud.gov/cpd/cpd/cpdprog.html)).

**CFDA:** The Catalog of Federal Domestic Assistance is a government-wide compendium of Federal programs, projects, services, and activities which provide assistance or benefits to the public. HOPE VI's CFDA number is 14.866. A list of CFDA numbers for all HUD programs can be found on HUD's Home Page ([www.hud.gov/cfda/cfda.html](http://www.hud.gov/cfda/cfda.html)).

**CFR:** The Code of Federal Regulations can be found and sections downloaded from HUDCLIPS ([www.hudclips.org](http://www.hudclips.org)).

**CIAP:** The Comprehensive Improvement Assistance Program, which provided HUD funds to all PHAs prior to 1992 and to small (less than 250 units) PHAs from 1992 to 1999, for rehabilitation of housing projects. CIAP has been replaced by the public housing Capital Fund Program, effective FY 2000 (see above).

**CGP:** The Comprehensive Grant Program, which provided HUD funds to medium and large (more than 250 units) PHAs for rehabilitation of housing projects. CGP has been replaced by the public housing Capital Fund, effective FY 2000 (see above).

**Consolidated Plan:** Developed by local and state governments with the input of citizens and community groups, the Consolidated Plan serves four functions:

1. It is a planning document for each state and community, built upon public participation and input.
2. It is the application for funds under HUD's formula grant programs: the Community Development Block Grant Program, the HOME Program, Emergency Shelter Grants, and Housing for People With AIDS.
3. It describes local needs and priorities for HUD community planning and development funds.
4. It constitutes a 3-to-5-year strategy the jurisdiction will follow in implementing HUD programs.

Each HOPE VI revitalization application must include a certification from the applicable State or local government official responsible for submitting the appropriate Consolidated Plan under 24 CFR part 91 that the proposed activities are consistent with the approved Consolidated Plan of the State or unit of general local government within which the project is located. If the local jurisdiction in which revitalized units will be located does not have a Consolidated Plan or an Abbreviated Consolidated Plan, a certification from the State must be submitted. To find out who to contact regarding your locality's Consolidated Plan, access HUD's Home Page ([www.hud.gov/cpd/conplan.html](http://www.hud.gov/cpd/conplan.html)).

**(HOPE VI) Coordinator:** The HOPE VI Coordinator will be the official contact person for the HUD Grant Manager, and will coordinate all HOPE VI activities on behalf of the Grantee.

**Conversion Plan:** see Section 202 Mandatory Conversion Plan, below.

**Deconstruction:** HUD encourages Grantees to design programs that incorporate sustainable construction and demolition practices, such as the dismantling or "deconstruction" of public housing units, recycling demolition debris, and reusing salvage materials in new construction. For articles on the concept of deconstruction, go to the U.S. Forest Service website ([www.fpl.fs.fed.us/query.asp](http://www.fpl.fs.fed.us/query.asp)) and enter deconstruction as the search term.

**Development Funds:** Funds awarded by HUD to PHAs under the Public Housing Development Program consistent with Regulations at 24 CFR part 941. Development funds must be used for the development of public housing, and may be combined with HOPE VI and other funds for this purpose. Although the last Development funds were distributed to PHAs in FY 1995, many authorities have funds remaining which can be used in conjunction with a HOPE VI project or in a mixed-finance project without HOPE VI.

**Development Partner:** A third party entity with which the PHA enters into a partnership or other contractual arrangement to provide for the mixed-finance development of public housing units. The Development Partner has primary responsibility with the PHA for the development of the housing units and/or non-residential structures under the terms of the approved mixed-finance proposal. PHAs must procure development partners in accordance with 24 CFR part 85, subject to the following proviso: 941 subpart F allows for procurement by a PHA of a Development Partner using competitive proposal procedures for qualifications-based procurement, where price may be negotiated separately.

**Designated Housing Allocation Plan:** A plan to designate a public housing development for elderly families, disabled families, and a combination of the two. The Plan must be submitted to HUD's Special Applications Center for approval and follow the requirements of Notice PIH 98-24 (HA). A PHA may designate all, or a portion of a public housing development for use by specific resident populations, provided that those residents are already eligible for occupancy in public housing. More information is on HUD's Home Page ([www.hud.gov/sac/designhousing.html](http://www.hud.gov/sac/designhousing.html)).

**EZ/ECs:** Federally-designated Empowerment Zones, Enterprise Communities, Urban Enhanced Enterprise Communities and Strategic Planning Communities are urban areas designated by the Secretary of HUD pursuant to 24 CFR part 597 or rural areas designated by the Secretary of Agriculture pursuant to 7 CFR part 25, subpart B. A list of all EZs and ECs can be found on HUD's Home Page ([www.hud.gov/cpd/ezec/ezbyez.html](http://www.hud.gov/cpd/ezec/ezbyez.html)). Similar areas designated by States or cities do **not** constitute EZ/ECs.

**Extraordinary Site Costs:** Costs that exceed the level of expenditure anticipated in the TDC limits. Extraordinary site costs may be incurred in the remediation and demolition of existing property, as well as in the development of new and rehabilitated units. Examples of such costs include, but are not limited to, removal or replacement of extensive underground utility systems, extensive rock and/or soil removal and replacement, construction of extensive streets and other public improvements, dealing with unusual site conditions such as slopes, terraces, water catchments, lakes, etc., and dealing with flood plain and other environmental remediation issues.

**FHA Mixed-Income Housing Initiative:** Underwriting Guidelines for using FHA-insured loans in HOPE VI mixed-income projects can be found in HUD Notice FHA 97-12 (as extended), available through HUDCLIPS ([www.hudclips.gov](http://www.hudclips.gov)).

**Healthy Homes.** HUD's Healthy Homes Initiative was developed by the White House Task Force on Environmental Health Risks and Safety Risks to Children that was established under Executive Order 13045 ("Protection of Children from Environmental Health Risks and Safety Risks"). HUD encourages the funding of activities that promote healthy homes, or that promote education on what is a healthy home. These activities may include, but are not limited to, the following:

1. educating homeowners or renters about the need to protect children in their home from dangers that can arise from items such as curtain cords, electrical outlets, hot water, poisons, fire, and sharp table edges, among others;
2. incorporating child safety measures in the construction, rehabilitation or maintenance of housing, which include but are not limited to: child safety latches on cabinets, hot water protection devices, properly ventilated windows to protect from mold, window guards to protect children from falling, proper pest management to prevent cockroaches which can cause asthma, and activities directed to control of lead-based paint hazards. The National Lead Information Hotline is 1-800-424-5323.

More information on Healthy Homes can be found on HUD's Home Page ([www.hud.gov/hhchild.html](http://www.hud.gov/hhchild.html)).

**Homeownership Proposal:** HOPE VI funds may be used to provide appropriate replacement homeownership assistance for displaced public housing residents or other public housing-eligible low-income families. If homeownership units are included in a Grantee's Revitalization Plan, the Grantee will be required to submit a Homeownership Proposal for HUD approval that describes how the program will work, the financing, the amount of HOPE VI funding to be used for eligible costs, how many families will be assisted, etc. Units are subject to the 80 percent of Area Median Income (AMI) low-income family limitations under the 1937 Act. Assistance may include:

1. Downpayment or closing cost assistance;
2. Provision of second mortgages; and/or
3. Construction or permanent financing for new construction, acquisition, or rehabilitation costs related to homeownership replacement units.

Note that homeownership units will be deemed replacement units only if, when combined with ACC rental units, they do not exceed the total number of units demolished and/or disposed of at the targeted severely distressed project.

**Household:** Occupants of one dwelling unit.

**Housing Authority Funds:** Funds, other than grant funds, under the control of the Housing Authority such as operating reserves, Section 8 administrative fees, and non-HUD resources.

**HOME funds:** Housing funds distributed from HUD to units of general local governments and States for new construction, rehabilitation, acquisition of standard housing, assistance to homebuyers, and tenant-based rental assistance. Current legislation allows HOME funds to be used in conjunction with HOPE VI, but not with Capital Grant funds. Information about the HOME Program can be found on HUD's Home Page ([www.hud.gov/cpd/home/homeweb.html](http://www.hud.gov/cpd/home/homeweb.html)).

**HUDCLIPS:** On this website ([www.hudclips.org](http://www.hudclips.org)) you can find and download all HUD and Standard forms, notices, handbooks, etc. In addition, from this site you can access the Federal Register, the Code of Federal Regulations (CFR), OMB Circulars, basic laws, and other important information.

**Leveraging:** The funds obtained from outside sources that a HOPE VI Revitalization applicant brings to the revitalization project at the application stage in order to earn rating points. While applicants are not required to demonstrate that they have obtained any funding commitments during the application stage, failure to provide leveraging will result in the loss of points.

**LIHTC equity funds:** Private funds raised as project equity from the sale of Federal Low-Income Housing Tax Credits, as authorized by Section 42 of the Internal Revenue Code as enacted by the Tax Reform Act of 1986 as amended.

**Low-income:** Low-income families are those families who have incomes that are no more than 80 percent of the HUD-adjusted median family income for the area (also referred to as the Area Median Income (AMI)). HUD publishes AMI tables for each family size in each locality annually. The income limit tables may be accessed on HUD's Home Page ([www.hud.gov/cpd/home/limits/income/income.html](http://www.hud.gov/cpd/home/limits/income/income.html)).

**Market Rate units:** Housing units for which renters or homeowners do not have income eligibility restrictions. Capital costs for these units may not be written down with public housing funds.

**Match:** HOPE VI Revitalization Grantees must bring a minimum amount of other resources to the project other than HOPE VI funds. They will document these resources during the life of the project when they submit their quarterly progress reports.

Overall Match: Section 24(c)(1)(A) of the Act requires Grantees to supplement their HOPE VI grants with funds from other sources equal to not less than 5 percent of the HOPE VI funds provided. For example, for a \$35 million grant, a Grantee must provide other matching resources equal to at least 5 percent of the total grant, or \$1,750,000.

Community and Supportive Services Match: Section 24(c)(2)(B) of the Act states that if a Grantee proposes to use more than 5 percent of its HOPE VI grant for community and supportive services (a Grantee may use up to 15 percent of the grant for such services), it must provide supplemental matching funds from sources other than HOPE VI in an amount equal to the amount used in excess of 5 percent. If a Grantee has requested the full 15 percent of a \$35 million grant for CSS activities, it may request \$5,250,000. The first 5 percent, or \$1,750,000, is not required to be matched. The remaining amount, \$3,500,000, however, must be matched on a one-for-one basis. Thus, in this example, the total match requirement would be \$5,250,000.

**MBE/MWB:** HOPE VI Grantees must adopt the goal of awarding a specified percentage of the dollar value of the total HOPE VI contracts to be awarded to minority business enterprises and take appropriate affirmative action to assist resident-controlled and women's business enterprises, in accordance with Executive Orders and 24 CFR 85.36(e). Part 85 provides that affirmative steps include:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
2. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises;
5. Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce; and
6. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs 1 - 5 above.

**Mixed-Finance:** The combined use of publicly and privately financed sources of funds for the development of public housing units in accordance with 24 CFR 941 subpart F or any successor regulations.

**Mixed-Income:** Projects that contain a combination of unit types, including public housing and non-public housing units.

**Modernization funds:** HUD funds provided to PHAs under section 14 of the Act, including the Comprehensive Grant Program or the CIAP Program, which PHAs use for rehabilitation of housing projects. These programs have been replaced by the public housing Capital Fund, effective in FY 2000 (see above).

**MROP funds:** Major Reconstruction of Obsolete Project Funds awarded by HUD to PHAs for rehabilitation of public housing projects. Although the MROP Program ended in the early 1990's, remaining MROP funds have been converted to the Capital Fund and maybe used in mixed-finance public housing development projects provided such use has been approved by HUD.

**Neighborhood Networks:** These Centers, originally designed for HUD-insured and HUD-assisted properties, have helped hundreds of residents improve computer technology skills which in turn has enhanced the self-sufficiency, employability and economic self-reliance of low-income families. Grantees are required to adapt the Neighborhood Networks Initiative to their HOPE VI projects. HUD will make technical assistance available to each PHA where needed. More information on the requirements of Neighborhood Networks is available on HUD's Home Page ([www.hud.gov/nnw/nnwindex.html](http://www.hud.gov/nnw/nnwindex.html)).

**NOFA:** Notice of Funding Availability, published in the Federal Register to announce available funds and application requirements.

**OMB Circulars** and Administrative Requirements: Documents that provide recipients of Federal funds with the administrative requirements related to the expenditure of funds. Copies of OMB Circulars can be found on HUDCLIPS ([www.hudclips.org](http://www.hudclips.org)).

Administrative requirements applicable to PHAs are:

24 CFR part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments)

OMB Circular A-87 (Cost Principles for State, Local and Indian Tribal Governments): published in the Federal Register on May 4, 1995.

Administrative requirements applicable to nonprofit organizations are:

24 CFR part 84 (Grants and Agreements with Institutions of Higher Education, Hospitals, and other Non-Profit Organizations)

OMB Circular A-122 (Cost Principles for Non-Profit Organizations): published in the Federal Register on 5/8/97

**One Strike and You're Out:** The "One Strike" initiative allows public housing authorities to deny occupancy to applicants, as well as evict residents, on the basis of alcohol abuse and illegal drug-related activities. Implementing this initiative is one of the ways that a PHA can provide greater safety and security for residents and the community. More information can be found on HUD's Home Page ([www.hud.gov/progdesc/1strike.html](http://www.hud.gov/progdesc/1strike.html)).

**PATH:** HUD encourages participation in the Partnership for Advancing Technology in Housing (PATH). This voluntary initiative seeks to accelerate the creation and widespread use of advanced technologies to radically improve the quality, durability, environmental performance, energy efficiency, disaster resistance, and affordability while reducing the environmental impact of our Nation's housing. Grantees are encouraged to employ PATH technologies to exceed prevailing national building practices.

PATH has a FY 2000 budget of \$10 million. PATH will provide technical support in design and cost analysis of advance technologies to be incorporated in project construction. HUD will provide technical assistance in the form of architectural, engineering and financial analysis to incorporate the specific technologies appropriate to the type of construction and climate. See [www.pathnet.org/about/about.html](http://www.pathnet.org/about/about.html) on the Internet for more information, the list of technologies, latest PATH Newsletter, results from field demonstrations, and PATH projects.

**Public housing unit:** A unit that is eligible to receive operating subsidy pursuant to section 9 of the Act (42 U.S.C. 1437g).

1. 100 percent Public Housing Units: Dwelling units where 100 percent of the rehabilitation or new construction is financed with PH funds (HOPE VI, Development, CGP, CIAP, and/or MROP funds) only. These units are under ACC and receive operating subsidy, must serve persons who are public housing eligible, and must comply with public housing regulations.

2. Public Housing/Low-Income Housing Tax Credit Units: Units that are funded with PH funds (HOPE VI, Development, CGP, CIAP, and/or MROP funds) and with equity from the sale of ownership interests in Low-Income Housing Tax Credits (LIHTC). These units are under ACC and receive operating subsidy; however, they also must comply with requirements of the LIHTC program.

**Replacement Units:** Public housing units, on- or off-site, that will be placed under an ACC, or that will be sold to homeowners under eligible homeownership programs. The number of replacement public housing units may not exceed the number of original units in the project that have been disposed of and/or demolished.

**Reconfiguration:** Altering the physical structure of a unit during the course of rehabilitation (e.g., creating five 2-bedroom units from ten 1-bedroom units or converting dwelling units to non-dwelling units).

**Section 202 Mandatory Conversion Plan:** A plan to remove a public housing project that is subject to the requirements of Section 202 of the FY 1996 HUD appropriation act. Applicable projects must be on the same or contiguous sites, contain more than 300 units, and have at least a 10 percent vacancy rate. Applicable regulations are at 24 CFR part 971. More information, as well as the content and suggested format for conversion plans, are provided on HUD's Home Page ([www.hud.gov/pih/sac/section202.html](http://www.hud.gov/pih/sac/section202.html)).

**Section 3:** The purpose of Section 3 of the Housing and Urban Development Act of 1968 (Economic Opportunities for Low and Very Low-Income Persons in Connection with assisted Projects) is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons. Program regulations are at 24 CFR part 135. More information about Section 3 can be found on HUD's Home Page ([www.hud.gov/fhe/sec3over.html](http://www.hud.gov/fhe/sec3over.html)).

**Severely Distressed Public Housing:** Section (j)(2) of the Public Housing Reform Act defines severely distressed public housing as a public housing project (or building in a project) that

- (A)
  - (i) requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies in the original design (including inappropriately high population density), deferred maintenance, physical deterioration or obsolescence of major systems and other deficiencies in the physical plant of the project;
  - (ii) is a significant contributing factor to the physical decline of and disinvestment by public and private entities in the surrounding neighborhood;
  - (iii)
    - (I) is occupied predominantly by families who are very low-income families with children, are unemployed, and dependent on various forms of public assistance; or
    - (II) has high rates of vandalism and criminal activity (including drug-related criminal activity) in comparison to other housing in the area;



- (iv) cannot be revitalized through assistance under other programs, such as the program for capital and operating assistance for public housing under this Act, or the programs under sections 9 and 14 of the United States Housing Act of 1937 (as in effect before the effective date under section 503(a) of the Quality Housing and Work Responsibility Act of 1998), because of cost constraints and inadequacy of available amounts; and
  - (v) in the case of individual buildings, is, in the Secretary's determination, sufficiently separable from the remainder of the project of which the building is part to make use of the building feasible for purposes of this section; or
- (B) that was a project described in subparagraph (A) that has been legally vacated or demolished, but for which the Secretary has not yet provided replacement housing assistance (other than tenant-based assistance).

**Special Applications Center (SAC):** This HUD office, located in Chicago, processes a variety of applications, including demolition and disposition applications developed under Section 18 of the Act. Information about the SAC can be found on HUD's Home Page ([www.hud.gov/pih/sac/sachome.html](http://www.hud.gov/pih/sac/sachome.html)).

**Step-Up:** Step-Up is an apprenticeship-based employment and training program that provides career potential for low-income persons by enabling them to work on construction projects that have certain prevailing wage requirements. Step-Up encourages work by offering apprenticeships through which low-income participants earn wages while learning skills on the job, supplemented by classroom-related instruction. Step-Up provides a vehicle for achieving compliance with the objectives of Section 3 of the HUD Act of 1968, which requires that preference be given to public housing residents, participants in HUD's Youthbuild programs, and other low- and very low-income persons in the metropolitan area in employment, contracting, and other economic opportunities. More information can be found on HUD's Home Page ([www.hud.gov/progdesc/stepup.html](http://www.hud.gov/progdesc/stepup.html)).

**Subsidized Units:** Housing units for which capital costs are written down by public subsidy funds, and for which occupancy is governed by income restrictions.

**TANF:** Temporary Assistance for Needy Families is the replacement program for AFDC.

**Total Development Cost Limits (TDC):** A limit on the use of public housing funds toward the costs of developing replacement housing units and associated community renewal activities. TDCs are limited by the HUD-published TDC Cost Tables, which are issued for each fiscal year for the building type and bedroom distribution for the public housing replacement units.

The TDC limit is made up of the following components:

1. Housing Cost Cap: HUD's published limit on the cost of constructing the unit itself, which includes unit hard costs, builder's overhead and profit, utilities from the street, finish landscaping, and hard cost contingency. The allowable TDC limit on the cost of rehabilitating units is 90 percent of the new construction TDC limit, based on the number of public housing units after rehabilitation and reconfiguration.

2. **Community Renewal:** The balance of funds remaining within the TDC limit after the housing cost is subtracted from the TDC limit. This is the amount of public housing funds available to pay for PHA administration, planning, infrastructure and other site improvements, community and economic development facilities, acquisition, relocation, demolition and remediation of units to be replaced on site, and all other development costs.

The costs of Community and Supportive Services, demolition and remediation of units not replaced on site, and extraordinary site costs are not included in the TDC calculation. HOPE VI Grantees may use any non-HUD funds to supplement HUD funds for any project cost.

**Urban Forestry:** HUD encourages PHAs to propose enhancements to the natural environment such as tree and shrub planting to address natural resource issues such as erosion, stormwater management, and water quality that will result in physical improvements to the site; convert public open space now devoid of green vegetation to a natural, inviting, and more livable environment; and plan for the sustainability of such resources after the revitalization activities are completed. Through an MOU between the Department of Agriculture and HUD, technical assistance to develop a natural resource stewardship program is available to public housing authorities. Further information about this initiative can be found on the U.S. Forest Service website ([www.fs.fed/us/research/rvur/urban/urbanforestry/urbanforest.htm](http://www.fs.fed/us/research/rvur/urban/urbanforestry/urbanforest.htm)).

**Very Low Income:** Very low-income families are those families with incomes that are no more than 50 percent of the HUD-adjusted median family income for the area (also referred to as the Area Median Income (AMI)). HUD publishes AMI tables for each family size in each locality annually. The income limit tables may be accessed on HUD's Home Page ([www.hud.gov/cpd/home/limits/income/income.html](http://www.hud.gov/cpd/home/limits/income/income.html)).

**Visitability:** Grantees are encouraged to incorporate visitability standards where feasible in new construction and substantial rehabilitation projects, both rental and for-sale. Visitability standards allow a person with mobility impairments access into the home, but do not require that all features be made accessible. The two standards of visitability are:

1. at least one entrance to the home is at grade (no steps), approached by an accessible route such as a sidewalk; and
2. the entrance door and all interior passage doors are at least 2 feet 10 inches wide, allowing 32 inches of clear passage space.

Allowing use of 2'10" doors is consistent with the Fair Housing Act (at least for the interior doors), and may be more acceptable than requiring the 3 foot doors that are required in fully accessible areas under the Uniform Federal Accessibility Standards (UFAS) for a small percentage of units. A visitable home also serves persons without disabilities, such as a mother pushing a stroller, or a person delivering a large appliance. Copies of the UFAS are available from the Office of Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Room 5230, 451 Seventh Street, SW, Washington, DC 20410. More information on accessibility, adaptability, and visitability may be obtained by calling HUD on (202) 708-2333 or the TTY telephone number, 1-800-877-8339 (Federal Information Relay Service).

**Weed and Seed:** Operation Weed and Seed is a multi-agency strategy that "weeds out" violent crime, gang activity, drug use, and drug trafficking in targeted neighborhoods and then "seeds" the target area by restoring these neighborhoods through social and economic revitalization. Law enforcement activities constitute the "weed" portion of the program. Revitalization, which includes prevention, intervention, and treatment services, and then neighborhood restoration, constitutes the "seed" element. Community policing is the bridge that links the Weed and Seed elements. More information on Weed and Seed can be found at ([www.ojp.usdoj.gov/eows](http://www.ojp.usdoj.gov/eows)).

**Workforce Development Boards:** These local entities, which replace Private Industry Councils, distribute Job Training Partnership Act (JTPA) funds from the Department of Labor.

**Youthbuild:** HUD's Youthbuild Program provides grants to organizations that provide education and job training to young adults ages 16 to 24 who have dropped out of school. Participants must spend half of their time building or rehabilitating housing for homeless people or other low-income families. Youthbuild provides a vehicle for achieving compliance with the objectives of Section 3 of the HUD Act of 1968, which requires that preference be given to public housing residents, participants in HUD's Youthbuild programs, and other low- and very low-income persons in the metropolitan area in employment, contracting, and other economic opportunities. More information can be found on HUD's Home Page ([www.hud.gov/cpd/econdev/ythhome.html](http://www.hud.gov/cpd/econdev/ythhome.html)).